

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case # 1-ZPUD-05****May 18, 2005**

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| Request | Rezoning from Boulevard Business District (B-1) and Residential-Multi-Family (RMM-25) District to Planned Unit Development District (PUD) including Site Plan Approval for Satori - a Mixed Use Development. | |
| Applicant | Altman Development Co. | |
| Location | 1015, 111 & 1201 E. Sunrise Blvd.; 1017, 1026 & 1029 NE 11 Ave.; 1010, 1011, 1020, 1021, 1024 NE 12 Ave. | |
| Legal Description | All of Lots 3-24, Block 176, less the S. 15 ft. thereof: together with the E 7.5 ft. of the alleyway vacated in ORB 24493, P 1219 of the Broward County Public Records; together with all of Lots 30-44, Block 175, together with the W. 95 ft. of Lots 25-29, less the S. 15 ft. thereof, Block 174, Progresso, PB 2, P 18 of the Miami Dade County Public Records, together with the Resubdivision of a portion of Block 175, Progresso, PB 55, P 31 of the Broward County Public Records. | |
| Property Size | 5.7 Acres/248,404 sq. ft. | |
| Zoning | Boulevard Business (B-1) and RMM-25 | |
| Existing Use | Commercial and Residential Uses | |
| Current Future Land Use Designation | Commercial and Medium-High Residential | |
| Comprehensive Plan Consistency | Consistent with Housing Element, Goal 1 | |
| Lot Density | B-1 prop.: 49.64 du's/ac. (gross) RMM-25 prop.: 21.78 du's/ac. (gross) | |
| Lot Coverage | 45.4 % (proposed) | |
| Parking | 609 parking spaces required / 553 parking spaces provided | |
| Other Required Approvals | City Commission Approval of the Rezoning and Site Plan | |
| Notice Requirements | <ul style="list-style-type: none"> • Mail Notice to Property Owners within 300' • Sign Notice Along Roadways • Newspaper Notice *Notice Requirements Pursuant Section 47-27.5 Rezoning and Change in Uses | |
| Applicable ULDR Sections | Sect. 47-37 Planned Unit Development District; Sect. 47-25.3 Neighborhood Compatibility; Sect. 47-25.2 Adequacy Requirements | |
| Project Planner | Name and Title | Initials |
| | Jim Koeth, Principal Planner | |
| | Authorized By | |
| | Greg Brewton, Deputy Planning & Zoning Director | |
| Approved By | Marc LaFerrier, AICP, Planning & Zoning Director | |

Project Description

The applicants are requesting a rezoning from Boulevard Business District (B-1) and RMM-25 District to Planned Unit Development District (PUD) in order to construct a mixed-use development that includes 281 multi family units and 13,253 sq. ft. of retail. The property

currently has split zoning with B-1 zoning on the irregular south half and RMM-25 on the irregular north half. The zoning and land use lines are irregular on this site as well, following the zoning delineations.

This proposal consists of three (3) buildings with a combination of retail and residential uses, a clubhouse and a parking garage. The buildings vary in height from 3 stories to 9 stories, with a five level parking garage. The residential units range in size from 847 to 1,458 sq. ft. The ground level of the buildings fronting Sunrise Blvd. includes retail space. A 5,300 sq. ft. clubhouse with a pool, spa and cabanas are proposed for the property owners.

Currently, the site includes a 1,586 take-out restaurant, 4,780 sq. ft. motorcycle dealership, 5,667 sq. ft. office building, 47 multi-family units, 8 hotel units and 6 single family houses. All of these structures will be demolished.

Vehicular access to the project will be from Sunrise Blvd via NE 11 Ave. and NE 12 Ave. Access to the parking garage is provided from NE 12 Ave. As indicated on the site plan, 553 parking spaces are provided within the parking garage and 59 public metered parking spaces will be available along NE 11 Ave. and NE 12 Ave.

Proposed Building Setbacks, Heights and Lengths

| SETBACKS | PUD PROPOSAL | TYPICALLY REQUIRED IN THE B-1 DISTRICT |
|--------------|--------------------------|--|
| Front | 25' | 5' |
| Side (East) | 20' | 10' |
| Side (West) | 20' | 10' |
| Rear (North) | Far exceeding min. 100'+ | 15' |
| HEIGHT | 84'4" | 150' Maximum |
| | | |
| SETBACKS | PUD PROPOSAL | RMM-25 DISTRICT |
| Front | 10' | 43'9" |
| Side (East) | 10.5' | 43'9" |
| Side (West) | 23.5' | 43'9" |
| Rear (North) | Abuts B-1 (dev. Site) | 43'9" |
| HEIGHT | 27' | 55' Maximum |

Compliance with the Planned Unit Development District (47-37)

Conditions for PUD Rezoning (47-37.3)

The application complies with the Conditions for PUD Rezoning

Application Requirements (47-37.5)

The applicant has submitted a narrative (attached to the plans) outlining the general and unique design concepts of the proposed development and how the proposal complies with the Adequacy

Requirements as provided in Section 47-25.2 and Neighborhood Compatibility as provided in Section 47-25.3.

The proposed mixed use project is designed to complement and expand on the on-going commercial redevelopment occurring on Sunrise Boulevard, while being sensitive to the adjacent neighborhoods to the North of the subject project. The project incorporates retail uses along the Sunrise Blvd. frontage with residential development above. The massing and placement of the parking garage has been located in the interior of the project, allowing for a more attractive perimeter appearance for the project as a whole. The project's taller buildings have been placed toward the Sunrise Blvd. corridor, away from the existing residential neighborhood to the North. The project provides new 7 ft. sidewalks along Sunrise Blvd, NE 11 Ave. and NE 12 Ave. The existing bus shelter has been incorporated into the site design.

Parking

The proposed mixed use project has a ULDR parking requirement of 609 parking spaces. The applicant has provided 553 parking spaces within the project's boundaries, 56 parking spaces short of the requirement. However, the applicant has provided 59 on-street public parking spaces along NE 11 Ave. and NE 12 Ave. for a total of 612 parking spaces. As permitted within the ULDR under Sect. 47-37, the applicant can request relief from this parking requirement as part of the PUD approval. Therefore, the applicant is requesting that the PUD be approved as submitted with 553 parking spaces being provided on-site and 59 parking spaces being available for the public along NE 11 Ave. and NE 12 Ave. All street improvements will be constructed by the applicant and at the applicant's expense. The applicant will be required to acquire all necessary permits. In addition, the applicant has provided (attached to the site plan) a shared parking analysis and an evaluation of the proposed parking rates for the proposed PUD. This analysis and evaluation finds that the parking provided on-site (553 spaces) will adequately serve the project. The DRC Engineering Representative concurs with this finding.

Criteria (47-37.7)

The unique design aspects of this development that achieve some of the goals of the PUD district are as follows:

- A mixed-use concept is proposed, which attempts to integrate three (3) integral components of modern life (housing, workplace and shopping).
- Buildings have been oriented to the street along Sunrise Blvd., incorporating commercial space on the ground level, encouraging public interaction with the street.
- The proposal uses land resources more efficiently by utilizing a compact building form that incorporates both the commercial and residential components within the same building, lessening the requirement for land area. Also, the buildings have been clustered together toward the South part of the site in order to maximize the open areas adjacent to the existing residential neighborhood.
- Public transit has been incorporated into the site design by preserving the existing bus stop.
- Project provides a direct connection to an existing transit stop, Holiday Park, public library, and existing and on-going redevelopment commercial areas along Sunrise Blvd. This connection coupled with the close proximity to these commercial and recreational facilities reduce vehicle trips by residents and roadway traffic congestion.

- Project provides 1,965 sq. ft. of open public plaza area, exceeding the 1,400 sq. ft. required. The plaza area will include shade trees, numerous benches and ornamental lighting placements to safe nighttime usage.

The project's mixed use design concept provides for a transit and a pedestrian-friendly design. The Lake Ridge Civic Association has submitted a letter stating that they have approved the proposed site plan and the vacation request for NE 11 Ave. This letter is attached in the backup provided by the applicant and attached to the plans.

The proposed project is located in Flexibility Zone 46, which has 2,314 flex units available. The proposed project requests an allocation of 219 residential flex units in the commercial land use areas.

Comprehensive Plan Consistency

This project is consistent with the Housing Element, Goal 1, which is to "Preserve, enhance, and revitalize the City's existing neighborhoods."

School Board

The School Board has provided a letter (attached to the site plan) indicating that the proposed development is not anticipated to generate any additional students into any Broward County Public Schools.

Staff Recommendation

Staff finds that the proposed application complies with those relevant ULDR sections. If the Planning and Zoning Board recommends approval, the following staff conditions are recommended:

- 1) All sidewalks along ROW shall maintain 7 ft. clear for pedestrians.
- 2) Any development exceeding 25 du's/acre requires review and approval by Broward County for neighborhood compatibility. Broward County review will commence after approval by the City Commission. Final DRC approval will not be granted until after Broward County approval.
- 3) The proposed development is in area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
- 4) Site plan approval shall be valid as provided in ULDR Sect. 47-24.1.
- 5) Final DRC approval.

Planning and Zoning Board Review:

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning to Planned Unit Development, the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning to Planned Unit Development have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.